



महाराष्ट्र शासन राजपत्र

प्राधिकृत प्रकाशन

वर्ष ३, अंक १४]

गुरुवार ते बुधवार, मे १८-२४, २०१७/वैशाख २८-ज्येष्ठ ३, शके १९३९

[पृष्ठ ८, किंमत : रुपये ८.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ—अमरावती विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिध्द करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ अमरावती विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (अ. वि. पु.), म. शा. रा., अ. क्र. ५३.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032.

Dated the 27th April 2017.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.—

No. TPS-2616-740-CR-163-2016-UD-30.—

Whereas, Sindkhedraja Municipal Council (District Buldhana) (hereinafter referred to as the “the said Planning Authority”) being the Planning Authority for the areas under its jurisdiction under clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as “the said Act”) *Vide* its Resolution No. 23 dated 29th March 2010, declare its intention under Section 38 read with sub-section (1) of Section 23 of the said Act to prepare the Draft Development Plan of Sindkhedraja (Revised) for the entire area within its jurisdiction and notice of such declaration was published in the Maharashtra Government Gazette, Part I-A, Amravati Divisional Supplement dated 25th November, 2010 and also corrigendum of notice of such declaration was published in the Maharashtra Government Gazette (hereinafter referred to as “Official Gazette”) Part I(D) Amravati Division Supplement dated 25th October, 2012;

And whereas, the said Planning Authority after carrying out a survey of the entire land within its jurisdiction, as required under Section 25 of the said Act, prepare a draft Development Plan and published a Notice under sub-section (1) of Section 26 of the said Act in the Official Gazette, Part I-A Amravati Division Supplement dated 03-10-2013 for inviting objections and suggestions in respect of the published Draft Development Plan; (hereinafter referred as “the said Draft Development Plan”)

And whereas, after considering suggestions and objections received on the aforesaid published Draft Development Plan of Sindkhedraja (Revised), the Planning Committee set up under Section 28(2) of the said Act, has submitted its report to the Planning Authority;

And whereas, as required under Section 30 of the said Act, the said Planning Authority has failed to submit the Development Plan in the stipulated time period, therefore the Joint Director of Town Planning, Amravati Division, Amravati on behalf of the State Government has appointed the Assistant

Director of Town Planning, Washim Branch, Washim as an "Officer" *vide* Order No. वि.यो.सिंदखेड राजा (सु)/अधि. नियुक्ती/सहसंअम/७९० dated 16-06-2015 to complete the legal procedure and to submit the said Draft Development Plan under the provision of sub-section (1) of Section 30 of the said Act; (hereinafter referred to as "the said Officer")

And whereas, in accordance with provisions of sub-section (1) of Section 30 of the said Act, the said Officer has submitted the said Development Plan to the Government of Maharashtra for sanction *vide* its letter No. प्रा.वि.यो.(सु) सि, राजा/कलम-३०(१)-ससंनरवा-९२ Dated 22-01-2016;

And whereas, in accordance with provisions of sub-section (1) of Section 31 of the said Act, the Development Plan is required to be sanctioned by Government within a period of six months and within the extended period not exceeding 1 year in aggregate from the date of its submission under section 30 of the said Act;

And whereas, in accordance with sub-section (1) of Section 31 of the said Act, and after making necessary inquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has decided to sanction the part of the said Development Plan of the said Planning Authority with modifications shown in schedule 'A' (as M-1, M-2etc.) excluding the substantial modifications (as EP-1, EP-2.....etc.) as specified in Schedule 'B';

Now, therefore, in exercise of the powers conferred by sub section (1) of Section 31 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra hereby :-

- a. Extends the period prescribed under Section 31(1) of the said Act for sanctioning the said Development Plan upto and inclusive of the 27th April 2017.
- b. Sanctions the said Development Plan (Revised) for Sindkhedraja Municipal Council along with schedule of modifications namely SCHEDULE 'A' appended hereto, excluding the substantial modifications specified in SCHEDULE 'B' appended to the notice No. TPS-2616-740-CR-163(A)/2016-UD-30, dated 27th April 2017.
- c. The final Development Plan (part) for area of Sindkhedraja Municipal Council shall come into force after one month from the date of publication of this Notification in the Official Gazette.

(2) The aforesaid part final Development Plan of (Revised) for Sindkhedraja sanctioned by the Government shall be kept open for inspection by the public during office hours on all working days for a period of one month from the date of coming into force of this Notification, in the office of the Sindkhedraja Municipal Council, Distt. Buldhana.

(3) The reservations/allocations/designations which do not appear in the Schedule-A and Schedule-B are hereby sanctioned for the respective purpose as designated in the Development Plan.

(4) Areas of reserved sites mentioned in the report of the Development Plan are approximate and subject to actual measurement on site as per boundaries shown on the final Development Plan.

(5) All the existing roads whether shown on plan or not shall have the status of existing road.

(6) The private or rental premises designated in public - Semipublic Zone will continue to be in such Zone as long as public -Semipublic user exists, Otherwise, the Chief Officer, Sindkhedraja Municipal Council shall allow development permission on such lands considering adjoining major land use zone after due verification and with prior approval of the Director of Town Planning Maharashtra State Pune.

(7) Draftsman's errors which are required to be corrected as per actual situation on sites/or as per survey records, sanctioned layout *etc*, shall be corrected by Chief Officer, Municipal Council, Sindkhedraja Distt. Buldhana after the verification and with prior approval of the Director of Town Planning, Maharashtra State, Pune.

(8) Those open spaces from sanctioned layouts that are earmarked as existing open spaces (in Green colour) on the aforesaid Development Plan are subject to changes if respective layouts are revised. If the Layout is revised and if open space is shown elsewhere in Residential Zone, then the existing open space in the layout as shown on the said Development Plan shall be treated as Residential Zone.

(9) The standardlized Development Control and Promotion Regulations for A class, B class and C class Municipalities in the State sanctioned by the Government and as amended from time to time shall be applicable to the said Development Plan.

This Notification shall also available on the govt. website - www.maharashtra.gov.in (कायदे व नियम)

SCHEDULE—A

**MODIFICATIONS SANCTIONED BY THE GOVERNMENT IN RESPECT OF PART FINAL
DEVELOPMENT PLAN OF SINDKHEDRAJA (REVISED), DISTT. BULDHANA**

Sr. No.	Modification No.	Site No./ Location	Proposal as per Development Plan published u/s 26 of the M.R. & T.P. Act, 1966	Proposal as per Development Plan submitted to State Government for sanction u/s 30 of the M.R.&T.P. Act, 1966	Modification sanctioned by the Government u/s 31(1) of the M.R.&T.P. Act, 1966
(1)	(2)	(3)	(4)	(5)	(6)
1.	SM-1 (M-2)	Site No. 15 Government Office and Staff Quarters, S. No. 60	Site No. 15 Government office and Staff Quarters	Site No. 15 Government Office and Staff Quarters is proposed to be deleted and land so released is proposed to be included in Residential Zone as shown on plan.	Site No. 15 is retained as per the plan published u/s 26 of the M.R.&T.P. Act, 1966, as shown on plan.
2.	SM-2 (M-3)	Restricted Area Boundary of Archeological Department, S. No. 44	Restricted Area Boundary of Archeological Department,	Restricted Area Boundary of Archeological Department is realigned from the Sajana Barave Boundary as shown on plan	Restricted Area Boundary of Archeological Department is retained as per the plan published u/s 26 of M.R.&T.P. Act, 1966 as shown on plan.
3.	SM-3 (M-6)	S. No. 41, 42, 43	Residential Zone	The land bearing S.No. 42 & 43 is proposed to be deleted from Residential Zone and the land so released is included in No Development Zone and included in Residential Zone.	The land bearing S.No. 42 & 43 is proposed to be included in Residential Zone along with the land bearing S.No. 41 towards southern side of S. No. 42 & 43 and northern side of Deaulgoan Raja-Jalna Road is proposed to be included in Residential Zone as shown on plan.
4.	SM-4	30 mtr. Wide Road	30 mtr. Wide Road is newly proposed through S.No. 433, 434, 435, 395, 396, 387, 388, 373 and 374.	30 mtr. Wide Road is newly proposed through S.No. 433, 434, 435, 395, 396, 387, 388, 373 and 374.	30 mtr. Wide Road through S.No. 433, 434, 435, 395, 396, 387, 388, 373 and 374 is deleted and the land so released included in No Development Zone as shown on plan.

SCHEDULE—B

**SUBSTANTIAL MODIFICATIONS REPUBLISHED BY GOVERNMENT IN RESPECT OF
THE REVISED DEVELOPMENT PLAN SINDKHEDRAJA, DISTT. BULDHANA**

Sr. No.	Excluded Part	Site No./ Location	Proposal as per Development Plan published u/s 26 of the M.R. & T.P. Act, 1966	Proposal as per Development Plan submitted to State Government for sanction u/s 30 of the M.R.&T.P. Act, 1966	Proposal as approved by the Government u/s 31(1) of the M.R.&T.P. Act, 1966
(1)	(2)	(3)	(4)	(5)	(6)
1.	EP-1 (M-1)	Survey No. 45(p), 46(p)	Residential Zone	The area admeasuring 2.20 Hect. towards southern boundary of S.No.50 is proposed to be deleted from Residential Zone and the area so released is proposed to be included in Public Semi-Public Zone as shown on plan.	The area admeasuring 2.20 Hect. towards southern boundary of S.No.50 is proposed to be deleted from Residential Zone and the area so released is proposed to be included in Public Semi-Public Zone as shown on plan.
2.	EP-2 (M-4)	No Development Zone Site No. 07 Town Plaza S. No. 37, 38, 39 Public Semi-Public Zone	Public Semi-Public Zone Site No. 07 Town Plaza	Public Semi-Public Zone and Site No.07 Town Plaza is proposed to be deleted and land so released is proposed to be included in Residential Zone as shown on plan.	a. Public Semi-Public Zone to the South of Site No.07 in S. No. 37, 38,39 and Site No.07 Town Plaza is proposed to be deleted and land so released is proposed to be included in Residential Zone as shown on plan. b. The land adjacent to the western side of the Deaulgaon Raja-Jalna road as shown on plan is to be included in Residential Zone and S.No. 40 is proposed to be included in Agriculture/No Development Zone.
3.	EP-3 (M-5)	No Development Zone Site No.02-Ware House	Site No. 02 Ware House is deleted at the time of publication of Development Plan and located in S.No.425.	Site No.02-Ware House is reinstated as per the original location in S.No.19.	Site No. 02-Ware House is reinstated as per the original location in S.No. 19 as shown in plan.

SCHEDULE-B—Contd.

(1)	(2)	(3)	(4)	(5)	(6)
4	EP-4	Site No. 22-Fire Brigade	Site No 22-Fire Brigade proposed by Town Planning Officer is deleted while publication of Development Plan.	Site No. 22-Fire Brigade proposed by Town Planning Officer is deleted while publication of Development Plan.	Site No. 22-Fire Brigade is proposed to be relocated towards eastern side in Site No.43-Shop- ping Centre as shown on plan. The land under original Site No.22 is to be included in adjacent zone as shown on plan.
5	EP-5	Site No.42-Shopping Centre and Municipal Office.	Site No 42-Shopping Centre and Municipal Office.	Site No. 42-Shopping Centre and Municipal Office.	Site No. 42-Shopping Centre and Municipal Office is proposed to be deleted and included in Public Semi-Public Zone as shown on plan.
6	EP-6	Site No.24-Town Hall and Library.	Site No 24-Town Hall and Library proposed by Town Planning Officer is deleted and included in Residential Zone while publication of Development Plan.	Site No. 24-Town Hall and Library proposed by Town Planning Officer is deleted and included in Residential Zone while publication of Development Plan.	Site No. 24-Town Hall and Library is proposed to be reinstated as per the plan pre-published u/s 26 of M.R.T.P. Act, 1966 as shown on plan.
7	EP-7	Site No.38-Extension to Burial Ground.	Site No 38-Extension to Burial Ground.	Site No. 38-Extension to Burial Ground.	Site No. 38-Extension to Burial Ground is proposed to be deleted and the land so released is included in Agriculture Zone as shown on plan.

By order and in the name of the Governor of Maharashtra,

M. M. PATIL,
Under Secretary.

भाग १-अ (अ. वि. पु.), म. शा. रा., अ. क्र. ५४.

Mantralaya Mumbai 400 032 : Dated The 27th April 2017.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS-2616-740-CR-163(A)-2016-UD-30.—

Whereas, Sindkhedraja Municipal Council (District Buldhana) (hereinafter referred to as “the said Planning Authority”) being the Planning Authority for the areas under its jurisdiction under clause (19) of Section 2 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966) (hereinafter referred to as “the said Act”) *vide* its Resolution No. 23, dated 29th March 2010, declare its intention under Section 38 read with sub-section (1) of Section 23, of the said Act to prepare the Draft Development Plan of Sindkhedraja (Revised) for the entire area within its jurisdiction and notice of such declaration was published in the Maharashtra Government Gazette, Part I-A, Amravati Divisional Supplement dated 25th November, 2010 and also corrigendum of notice of such declaration was published in the Maharashtra Government Gazette (hereinafter referred to as “official Gazette”) Part I(A) Amravati Divisional Supplement dated 25th October, 2012;

And whereas, the said said Planning Authority after carrying out a survey of the entire land within its jurisdiction, as required under Section 25 of the said Act, prepare a Draft Development Plan and published a Notice under sub-section (1) of Section 26 of the said Act in official Gazette, Part I-A Amravati Divisional Supplement dated 03-10-2013 for inviting objections and suggestions in respect of the published Draft Development Plan (hereinafter referred to as “the said Draft Development Plan”);

And whereas, after considering suggestions and objections received on the aforesaid published Draft Development Plan of Sindkhedraja (Revised), the Planning Committee set up under Section 28(2) of the said Act, has submitted its report to the Planning Authority;

And whereas, as required under Section 30 of the said Act, the said Planning Authority has failed to submit the Development Plan in the stipulated time period, therefore the Joint Director of Town Planning, Amravati Division, Amravati on behalf of the State Government has appointed the Assistant Director of Town Planning, Washim Branch, Washim as an “Officer” *vide* Order No. वि.यो.सिंदखेड राजा (सु)/अधि. नियुक्ती/सहसंसम/७९०, dated 16-06-2015 to complete the legal procedure and to submit the said Development Plan under the provision of sub-section (1) of Section 30 of the said Act (hereinafter referred to as “the said Officer”);

And whereas, in accordance with provisions of sub-section (1) of Section 30 of the said Act, the said Officer has submitted the said Development Plan to the Government of Maharashtra for sanction *vide* its letter No. प्रा. वि. यो. (सु) सि. राजा/कलम-३०(१)/संसंनरवा/९२, dt. 22-01-2016 ;

And whereas, in accordance with provisions of sub-section (1) of Section 31 of the said Act, after making necessary inquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government has Sanctioned a part of the said Development Plan with modification as specified in Schedule ‘A’ appended to the Government Notification No. TPS-2616-740-CR-163-2016-UD-30, dt. 27th April 2017, excluding the substantial modifications proposed by the Government which are shown on the plan verged in Pink colour as specified in SCHEDULE-B appended hereto.

And whereas, the substantial modifications proposed by the Government are excluded from the aforesaid sanction plan verged in Pink colour and marked as excluded part *i.e.* as EP-1, EP-2.....etc.;

And whereas, these modifications being of a substantial nature are required to be republished under Section 31 of the said Act.

Now, therefore, in exercise of the powers conferred by Section 31(1) of the said Act and all the powers enabling it on that behalf, the Government of Maharashtra hereby :-

- Gives notice for inviting suggestions and or objections from any person in respect of the proposed substantial modification as specified in the Schedule ‘B’ appended to this notice within a period of 30 days from the date of publication of this notice in the Official Gazette;
- Appoints Joint Director of Town Planning, Amravati Division, Amravati as the “ Officer ” under-Section 31 (2) of the said Act, to hear all the persons filing suggestions or objections as stated in (1) above within stipulated period and to submit his report thereupon to the Government for further necessary action.

Only the suggestions or objections regarding substantial modifications mentioned in SHEDULE-B that may be received by the Joint Director of Town Planning, Amravati Division, Amravati having his office at 2nd floor MHADA Building, Mahavir Chowk, Bus Stand Road, Amravati-431 001 within the stipulated period of 30 days from the date of publication of his notice in the Official Gazette shall be considered.

Copy of the said notice alongwith SCHEDULE -B and the plan showing the proposed substantial modifications shall be available for inspection to general public at following office during office hours on all working days.

The Joint Director of Town Planning, Amravati Division, Amravati.

Assistant Director of Town Planning, Washim Branch, Washim.

Town Planner, Buldhana Branch, Buldhana.

Chief Officer, Municipal Council, Sindkhedraja, Dist. Buldhana.

This Notice is available on the Government website - www.maharashtra.gov.in (कायदे व नियम)

SCHEDULE—B

**SUBSTANTIAL MODIFICATIONS REPUBLISHED BY THE GOVERNMENT IN RESPECT OF
REVISED DEVELOPMENT PLAN SINDKHEDRAJA, DISTT. BULDHANA**

Sr. No.	Excluded Part	Site No./ Location	Proposal as per Development Plan published u/s 26 of the M.R. & T.P. Act, 1966	Proposal as per Development Plan submitted to State Government for sanction u/s 30 of the M.R.& T.P. Act, 1966	Proposal as approved by the Government u/s 31(1) of the M.R.& T.P. Act, 1966
(1)	(2)	(3)	(4)	(5)	(6)
1	EP-1 (M-1)	Survey No. 45(p), 46(p)	Residential Zone	The area admeasuring 2.20 Hect. towards southern boundary of S.No.50 is proposed to be deleted from Residential Zone and the area so released is proposed to be included in Public Semi-Public Zone as shown on plan.	The area admeasuring 2.20 Hect. towards southern boundary of S.No.50 is proposed to be deleted from Residential Zone and the area so released is proposed to be included in Public Semi-Public Zone as shown on plan.
2	EP-2 (M-4)	No Development Zone Site No.07 Town Plaza S.No. 37,38, 39 Public Semi Public Zone	Public Semi-Public Zone Site No.07 Town Plaza	Public Semi-Public Zone and Site No.07 Town Plaza is proposed to be deleted and land so released is proposed to be included in Residential Zone as shown on plan.	a. Public Semi-Plublic Zone to the South of Site No.07 in S. No. 37, 38,39 and Site No.07 Town Plaza is proposed to be deleted and land so released is pro posed to be included in Residential Zone as shown on plan. b. The land adjacent to the western side of the Deaulgaon Raja-Jalna road as shown on plan is to be included in Residential Zone and S.No. 40 is proposed to be included in Agri- culture/No Develop ment Zone.

SCHEDULE-B—Contd.

(1)	(2)	(3)	(4)	(5)	(6)
3	EP-3 (M-5)	No Development Zone Site No.02- Ware House	Site No. 02 Ware House is deleted at the time of publication of Development Plan and located in S.No.425.	Site No. 02-Ware House is reinstated as per the original location in S.No. 19.	Site No. 02-Ware House is reinstated as per the original location in S.No. 19 as shown in plan.
4	EP-4	Site No.22- Fire Brigade	Site No 22-Fire Brigade proposed by Town Plan- ning Officer is deleted while publication of Development Plan.	Site No. 22-Fire Brigade proposed by Town Planning Officer is deleted while publication of Develop- ment Plan.	Site No. 22-Fire Brigade is proposed to be relo- cated towards eastern side in Site No.43-Shop- ping Centre as shown on plan. The land under original Site No.22 is to be included in adjacent zone as shown on plan.
5	EP-5	Site No.42- Shopping Centre and Municipal Office.	Site No 42- Shopping Centre and Municipal Office.	Site No. 42-Shopping Cen- tre and Municipal Office.	Site No. 42-Shopping Centre and Municipal Office is proposed to be deleted and included in Public Semi-Public Zone as shown on plan.
6	EP-6	Site No.24- Town Hall and Library.	Site No 24-Town Hall and Library proposed by Town Planning Officer is deleted and included in Resi- dential Zone while publica- tion of Develop- ment Plan.	Site No. 24-Town Hall and Library proposed by Town Planning Officer is deleted and included in Residen- tial Zone while publication of Development Plan.	Site No. 24-Town Hall and Library is proposed to be reinstated as per the plan pre-published u/s 26 of M.R.T.P. Act, 1966 as shown on plan.
7	EP-7	Site No.38- Extension to Burial Ground.	Site No 38- Extension to Burial Ground.	Site No. 38-Extension to Burial Ground.	Site No. 38-Extension to Burial Ground is proposed to be deleted and the land so released is included in Agriculture Zone as shown on plan.

By order and in the name of the Governor of Maharashtra,

M. M. PATIL,
Under Secretary.